

**Applicant:** Ruth Mueller and Daniel Poli

**Agent:** N/A

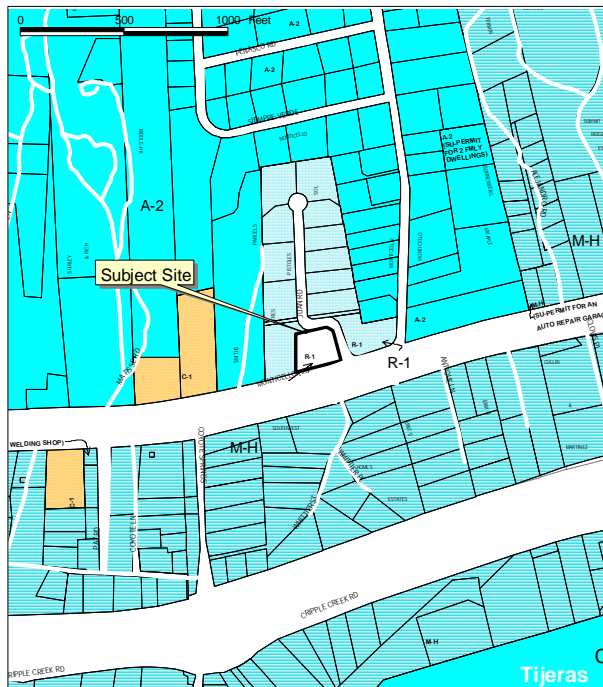
**Location:** 143 Old US 66 East

**Property Size:** Approximately .80 acre

**Existing Zone:** R-1

**Proposed Request:** Special Use Permit for the Specific Use for Offices (Natural Therapeutics)

**Recommendation:** Approval



**Summary:** The applicant is requesting a Special Use Permit for Specific Use for Office uses to accommodate therapeutic services. The site is surrounded by R-1 and A-2 zoning and is not located in a Commercial Corridor or Node as identified by the East Mountain Area Plan.

This case was deferred from the April 5, 2006 CPC hearing to allow the applicant to submit a site plan for a Special Use Permit.

**Staff Planner:** Mari Simbaña, Program Planner

**Attachments:**

1. Application
2. Land Use and Zoning Map
3. Letters from Neighborhood Associations
4. Site Plan (Commissioner's Only)

Bernalillo County Departments and other interested agencies reviewed this application from November 15, 2006 to May 15, 2006.  
Agency comments were used verbatim in preparation of this report, and begin on page 12.

**AGENDA ITEM NO.: 5**  
**County Planning Commission**  
**June 7, 2006**

CSU-60002 Daniel Poli & Ruth E. Muller request approval of a Special Use Permit for Specific Use for Offices on Lot 4A2, Tres Pistoles Del Sol Subdivision, located at 143 Old US 66 East, on the northwest corner of Old US 66 East and Juan Road, zoned R-1, containing approximately .80 acres. (L-25)  
(DEFERRED FROM THE APRIL 5, 2006 HEARING)

**AREA CHARACTERISTICS AND ZONING HISTORY**  
**Surrounding Zoning & Land Uses**

<b>Site</b>	<b>Zoning</b>	<b>Land Use</b>
	A-2	Residential
<b>North</b>	Right-of-Way A-2	Juan Road Residential-Tres Pistolas Sol Subdivision
<b>South</b>	Right-of-Way M-H	Old US 66 Residential
<b>East</b>	A-2	Residential-Monticello Subdivision
<b>West</b>	A-2	Vacant

## **BACKGROUND:**

### **The Request**

The April 5, 2006 CPC hearing to consider a zone change from R-1 to O-1, resulted in a deferral to allow the applicant to apply for a Special Use Permit. The subject site is in the East Mountain Area of Bernalillo County and fronts Old US 66. There is currently a building and storage shed on the property. The applicant intends to renovate the existing structure to use as offices in which to practice natural therapies.

In November 1974, the Board of County Commissioners approved a Special Use Permit for a Retail Curios and Gift Shop on the southerly two acres of Lot 4 of the Monticello Subdivision. A single family dwelling was also allowed. Lots 4 and 5 of the Monticello Subdivision, equaling approximately 9 acres, were granted a zoned change from A-2 to R-1 in April 1981. This property was subsequently divided into three separate lots, with the Special Use Permit still intact. The Special Use Permit was cancelled in February 2006 after years of inactivity.

### Request Justification

The applicant explains that the intended natural therapies services have limited hours of operation and clientele, which will generate minimal traffic. The applicant believes that O-1 would be appropriate for this site and that the proposed uses would be consistent with the community's wishes for neighborhood-scale businesses.

### **Surrounding Land Use and Zoning**

The subject site is located along Old Highway 66 and bordered by Juan Rd. to the east but is not within a Commercial Corridor or Node as designated by the East Mountain Area Plan (1992). However, this portion of Old Highway 66 contains the only semi-contiguous properties that allow for commercial uses in the entire West Tijeras area. The subject site is part of a cluster of properties zoned R-1. The majority of the surrounding properties to the north of this are zoned A-2 and to the south, across the highway, are zoned M-H. The third property to the east from the subject site, is zoned A-2 with a Special Use Permit for Auto Repair. The third and fourth properties to the west are zoned C-1. Toward the southwest of the subject site, at Paz Rd., there is a small property zoned M-H with a Special Use Permit for a Welding Shop. Immediately west of that, lies a C-1 zoned property.

## **APPLICABLE PLANS AND POLICIES:**

### **Albuquerque/Bernalillo County Comprehensive Plan**

**Policy 3** The stated Goal of the Rural Area is "to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns." The following includes applicable policies:

**Policy 3.a.** of the Rural Area Goal states that "higher density development may occur at appropriate locations. Rural Area density patterns shall be more specifically defined through

lower rank planning. Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.”

**Policy 3.b** states that “Development in Rural Areas shall be compatible with natural resource capacities, including water availability and capacity, community and regional goals and shall include trail corridors where appropriate.”

**Policy 3.f** states that “Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and to be compatible with the resource base and natural recreational and scenic assets.”

**Policy 3.g** states that “the following shall guide industrial and commercial development in the Rural Areas.”

- Small-scale, local industries, which employ few people and may sell products on the same premises, are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.”

**Policy 6** Economic Development goal is, “to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.”

**Policy 6.a** states that, “New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to the areas of most need.” Possible Technique, **6.a.3** is to, “Encourage prospective employers willing to hire local residents and able to diversify the employment base.”

**Policy 6.b** states that, “Development of local business enterprises as well as the recruitment of the outside firms shall be emphasized.”

**Policy 6.g** states that, “Concentrations of employment and Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.”

## **East Mountain Area Plan**

### *General Land Use – 1*

#### Goals

- Promote appropriate development that retains the unique rural character of the East Mountain Area.

### *Visual Resources – 4*

Goal

- Maintain and improve the existing visual quality of the East Mountain Area.

Objectives

- Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.

*Economic And Commercial Development – 9*

Goal

- Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Objectives

- Promote sound economic development that includes small-scale, local businesses.
- Provide new employment opportunities for area residents which will accommodate a wide range of occupational skills and salary levels.
  - Promote tourism with careful attention to the potential for impacts of tourism on the East Mountain Area residents, rural character, and environment.

Policy

9.1 Commercial development shall occur in commercial corridors and nodes identified through an economic development study, sector plan, or master plan approved by Bernalillo County.

Possible Techniques

- Establish commercial corridors and nodes to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to EM residents while maintaining rural character.
- Focus light industrial and commercial development in selected areas with adequate utilities and transportation access and set apart from any existing or future residential neighborhoods or other incompatible land uses.
- Reserved portions of the community strictly for commercial activity to accommodate a variety of wholesale, retail, service and offices uses where the highest traffic volumes and greatest utility demands can be served and more extensive signage and outdoor display of materials will be expected and permitted.

p. 119

Rural Character

The most important issue identified by respondents on the 2003 questionnaire was the retention of rural character, confirmed by responses to other Survey questions. The vision of the East Mountain Area residents is to maintain this rural character. This is the focus of discussion in the Community Vision section which can be found in Appendix G. Rural

character is defined by natural landscape, open spaces, undisturbed ecosystems, quietness, views of the landscape and the sky, limited traffic, large lots, privacy, and small-scale local businesses.

## **Bernalillo County Zoning Ordinance**

### **Section 18. Special Use Permit Regulations.**

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
  2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
  3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
  4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

### **Section 19: Landscaping and Buffer Landscaping Regulations:**

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:

- a. There shall be a landscaped setback along all streets of no less than ten feet.
  - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
  - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

## **ANALYSIS:**

### **Surrounding Land Use and Zoning**

The subject site is surrounded by R-1 and A-2 zoning. The nearest O-1 zoned properties are along Highway North 14, the closest one being approximately 6 miles away, just north of Penny Lane. About 1000 feet east of the subject site is an M-H zoned property with a Special Use Permit for an Auto Repair Garage. There is another M-H zoned property with a Special Use Permit for a Welding Shop over 1000 feet east and south and across Old Route 66 from the subject site

### **Plans**

Albuquerque/Bernalillo County Comprehensive Plan policies (Rural Area Policy 3g; Economic Development Policy 6a, 6b, 6g) states that small-scale, local industries are desirable and call for these uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The proposed establishment of office space is compatible with the rural goals within the

Albuquerque/Bernalillo County Comprehensive Plan and the East Mountain Area Plan for local business enterprises with the potential of employing local residents.

### **Zoning Ordinance**

Resolution 116-86 requires that a land use change must clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. The subject site is not located along or in a Commercial Corridor or Node designated by the East Mountain Area Plan (1992). In light of the rural character of the East Mountain Area and the site's isolation from other commercially zoned properties, the request for a C-1 zone seems inappropriate and would constitute a spot zone.

### **Agency Comments**

The applicant must work with Environmental Health staff to ensure that all existing and proposed water and wastewater systems can comply with Bernalillo County regulations. New construction may require a grading and drainage plan. Public Works Division staff note that the size and frequency of services will affect parking accommodation. Also, staff states that access should be taken off of Juan Road. However, the applicant will have to apply for a driveway permit from the NM Department of Transportation if the desired access is off Old Highway 66.

### **Additional Agency Comments, June 7, 2006**

Zoning Administrator proposes that specific limitations of the Special Use Permit should be stated in the Findings and Conditions. These should include landscaping requirements for the north, east, and south of the property, a limit of six classes per year, lighting requirements, and details of the proposed signage. Building staff would like to see the footprint of the existing structures and what the proposed changes are.

### **Analysis Summary**

Zoning	
Resolution 116-86	A zone change from A-2 to O-1 will constitute a spot zone as the subject site not adjacent to other commercially zoned properties nor in a commercial node or corridor.
Plans	
Comprehensive Plan	<p>The request attempts to address the goals of the Comprehensive Plan of encouraging employers willing to hire local residents and local business enterprise that complements residential areas and reduces the need to travel.</p> <p>The subject site is not clustered at a major intersection or in a designated commercial area.</p>



Area Plan	The proposed office uses conform to the East Mountain Area Plan in that they maintain a community scale commercial use and promote locally-owned business.  The subject site is not in a Commercial Corridor or Node.
Other Requirements	
Environmental Health	Applicant must establish or show that established water and wastewater systems meet current Ordinances.

### Conclusion

The request aims to follow the *Albuquerque/Bernalillo County Comprehensive Plan* recommendation of locally owned business although the subject site is not in a Commercial Corridor or Node as designated in the *East Mountain Area Plan*. The application includes a letter of support of the request signed by neighbors. This zone change request constitutes a spot zone in that it would be different than the existing zoning in the surrounding area. Because the applicant has described a specific intended use, staff suggests that the request may be more appropriately considered for a Special Use Permit.

### Additional Comments, June 7, 2006

Following the suggestion of the County Planning Commissioners, the applicants have submitted a request for a Special Use Permit accompanied by a site plan. The intent is to create four treatment rooms to be used by the applicants and other practitioners. Small classes for less than twelve participants would be offered once or twice per year. The site plan shows twelve parking spaces plus one ADA accessible space. The applicants have estimated that there would be a maximum of 50 cars per week. A small, unlit sign is proposed on the face of the building. The application includes three letters of support and a signed petition of support from 17 residents of the Monticello subdivision. The Monticello Neighborhood Association has submitted a letter which reflects support of the Special Use Permit with conditions to allow only two practitioners at any one time, parking to be strictly off street, and activity not to occur between 6:00pm-8:00am, Sundays, or Holidays. The East Mountain Coalition has submitted a letter also stating the aforementioned conditions and additionally that the applicants meet with the Monticello Neighborhood twice per year, that impact on the neighborhood during renovation be minimized, and that Monticello Neighborhood Association will be notified seven days prior to a class being held.

### RECOMMENDATION:

Staff recommends Approval, based on the following Findings and Conditions.

Mari Simbaña  
Program Planner

**FINDINGS:**

1. This is a request for a Special Use Permit for Specific Use for Office on Lot 4A2, zoned R-1 in the Tres Pistolas Del Sol Subdivision, located at 143 Old US 66 East, on the northwest corner of Old US 66 East and Juan Road, containing approximately .80 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community because it encourages local business enterprises that complement residential areas and reduce the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the East Mountain Area Plan (Economic and Commercial Development Policies 9.3 and 9.4) in that it maintains a community scale commercial use and provides the opportunity for local employment.
5. There is substantial neighborhood support for this request.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

**CONDITIONS:**

1. Applicant shall establish a 6-foot landscape buffer adjacent to residential properties within 120 days of final Board of County Commissioners approval.
2. In the event of future residential uses developed adjacent to the subject site, a solid fence at least six feet high shall be erected within 120 days from the date of residential construction and shall be erected on sides abutting any residential uses.
3. No outdoor speakers or amplified sound systems shall be permitted.
4. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
5. There shall be a limit of four (4) offices to be used for natural therapeutics.
6. Instructional and professional education classes for natural therapeutics shall be limited to six (6) classes per year with twelve (12) participants allowed per class. The adjacent recognized neighborhood association should be notified seven days prior to class being held

7. The hours of operation shall be Monday through Saturday from 9:00 to 5:30pm.
8. A detailed drawing of the proposed signage, meeting the O-1 requirements, shall be included on the Site Plan.
9. The applicant shall meet all requirements of the Bernalillo County Office of Environmental Health in regards to water and waste water systems.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
11. This Special Use Permit shall be issued for 10 years.
12. The applicant shall submit to the Zoning Administrator, a revised site plan consistent with the conditions of this special use permit. These changes shall be submitted within 30 days from the date of final Board of County Commissioners approval.
13. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied to within one year.

**BERNALILLO COUNTY DEPARTMENT COMMENTS**

Zoning Administrator

5/11/06

#### SITE PLAN COMMENTS

Additional details and/or changes are needed for this proposal in order to meet current zoning requirements for the following:

1. Landscaping & screening

- a. based on the type of proposed use, landscaping is necessary on the south, east and north sides of the property due to its location adjacent to rights-of-way
- b. these buffer areas are required to be 10 feet in width, and should incorporate trees, shrubs, and ground cover to meet the standards of the landscaping provisions
- c. specifics on the type of irrigation system that will be used and maintenance responsibilities needs to be clarified
- d. there appears to be a single-family dwelling on the property to the west of the subject site. If so, a six-foot wide landscape buffer and a six-foot solid fence or wall is required along the corresponding property line.

2. Parking

- a. based on the approximate size of the proposed office areas (2,300 sq. ft. +/-) a minimum of 12 off-street parking spaces are required (11 standard and 1 handicap-accessible)
- b. the area is required to be surfaced with concrete or a bituminous material (asphalt), as gravel does not meet the surfacing requirements
- c. each standard space is required to be 8 feet wide by 20 feet in length, and appropriately marked to indicate the location of the space. Spaces designated for disabled individuals are required to be 11' by 20' and must include a conspicuously posted freestanding or wall sign at least 4 feet above grade.
- d. Section 21.A.21 requires that at least one bicycle parking space be provided

3. Signage

- a. the current site plan indicates that a small wall sign will be posted on the southern facade of the building
- b. although the written portion of the application indicates that a 10-sq. ft. non-illuminated sign will used, detailed elevation drawings should also be included accurately representing the placement of the sign and its dimensions
  - i. based on the allowances in the O-1 zone, an on-premise wall sign is limited in area to 32 square feet and because is property can be considered a corner lot, this area could be increased to 48 square feet if specifically approved as such by the CPC
  - ii. the property owner is also responsible for other provisions regarding signage (prohibition on blinking, revolving, flashing, etc.) as outlined in Sec. 12.B.2.(15).

#### COMMENTS RELATING TO USES & ACTIVITIES

1. Detailed description of all possible activities

The applicant describes her intention of renting future office space to similar practices in "natural therapeutics, holistic healing or body/mind integrative therapies". It is recommended that if the Planning Commission concedes to these specific activities in conjunction with the lifestyle counseling, energy healing and massage therapy described by the applicant, that all immediate and future activities be referenced in a Finding or Condition of Approval.

As approved Special Use Permits allow for activities or uses not typically allowed under the current zoning designation, approval of an SUP restricts the type of uses allowed on the site. Without specifically stating the permitted uses to be allowed under the permit, it's possible that the applicant would need to amend their SUP in the future to allow for an activity not listed.

2. Classroom instruction

Similarly, the written explanation indicates that the applicant would like to conduct "small classes (less than 12 participants) on health related issues from time to time" and that these instructional meetings would include "two continuing education classes (for) massage therapists once or twice a year". Based on the information provided, limited instructional and professional education classes could be considered incidental and related to any allowed activities.

However, it is recommended that specific limits be established if approval is granted to regulate the frequency of the activity and the number of participants. The applicant's written information states that 2 continuing ed classes, up to twice a year, may occur (4 classes) with possible additional instruction at various times; staff would suggest that a limit of 6 classes per calendar year be established as a condition of any approval.

Environmental Health:

3/8/06

1. Provide a wastewater system that meets the most current wastewater ordinance of Bernalillo county. There, is an old permit # HSTL-597196 and this wastewater system shall have an inspection and evaluation conducted by applicant and apply for a Operators Permit. The inspection and evaluation shall be conducted to determine the soundness and viability of the system; the operators permit transfer the system from the former owner to the new owner.
2. Provide a drinking water source on the property that complies with the most current well ordinance of Bernalillo county.

Same comments as for ZCSU-60002 (11/28/05):

1. A wastewater system that meets the most current wastewater ordinance of Bernalillo county. There, is an old permit # HSTL-597196 and this wastewater system shall have an inspection and evaluation conducted by applicant. The inspection and evaluation shall be conducted to determine the soundness and viability of the system.
2. Provide a drinking water source on the property that complies with the most current well ordinance of Bernalillo county.

5/1/06

To date the applicant has not addressed previously mentioned comments and has not provided the Office of EH with the required information. At this point in time the application is incomplete for review by the Office of EH.

Zoning Department Manager:

3/6/06

Based on the above comments there is no adverse comments at this time.

12/21/05

Must comply with below listed comments.

The current property has not been used as a special use for sometime. It is imperative that the existing special use be cancelled, prior to issuing a new special use. The application to convert the current special use into a physical therapy use is first permissive in a O-1 Zone. The plan does show a limited landscape plan, should comply with the landscape ordinance. The off-street parking requirements are not fully met in accordance to the regulations. There is no indication that the main dwelling unit will be used for a full-time residency, but rather a fulltime(Office) business instead?

Shall comply with other applicable zoning requirements for this project.

5/12/06

Must comply with all Bernalillo County Code regulations for this project.

There are no current zoning violations on this property.

Building Department Manager:

3/8/06

No adverse comments.

12/12/05

Corrections listed below must be corrected for approval:

1. Please provide a floor plan of the existing building and a floor plan of any proposed changes. Plans should be drawn to 1/4 inch scale and clearly indicate use of all areas/rooms and size of all openings/doors/windows.
2. Provide an Accessibility assessment plan that indicates the proposed accessible route, entrance, and all accessible areas. Provide details on all ADA facilities.

5/12/06

Corrections listed below must be corrected for approval:

Notes from previous review will remain in effect with the additional requirement that a New Mexico Registered architect seal plans for all ADA required construction items.

Fire:

No comment received

3/30/06

Shall submit plans for proposed business and meet the requirements of the BCFD-fire prevention bureau

Public Works:

DRAN:

COUNTY PLANNING COMMISSION

JUNE 7, 2006

CSU-60002

3/13/06

1. This property is subject to the Bernalillo County Code Chapter 38, however, a grading and drainage plan is not required for this zone change because the changes to the site have been identified as interior remodeling and minor revisions to the site landscaping.

2. Future improvements that may change existing drainage patterns,, like additional paved parking or perimeter fencing or walls, may require a grading and drainage plan prepared by an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works

12/2/05

No adverse comment to special use request.

4/28/06

1. No adverse comment for Special Use permit request.

2. A grading and drainage plan may be required and is recommended for improvements to the facility that may impact storm water drainage across the property. This may include: any privacy walls that will divert or block existing storm water drainage; additional paved parking that may increase offsite drainage; and, any structures that may be added as improvements to the property.

DRE:

3/8/06

Approval is conditional upon identification of the size and frequency of the classes to be offered, and how parking will be accommodated on site.

3/15/06

1. Access to this property shall be taken off Juan Road.

12/2/05

No adverse comment to special use request.

5/12/06

Comments for June 7, 2006 CPC Hearing

1. Primary access to the site shall be off Juan Road. Very limited access will be allowed off Monticello Drive. A Traffic Impact Analysis and road improvements are not required at this time.

Parks & Recreation:

3/16/06, Reviewed, no comment.

12/5/05

No adverse comments at this time.

Approved, no adverse comment;

5/1/06: reviewed no comment.

Reviewed, No Comment.

Sheriff's: No comment received

## **COMMENTS FROM OTHER AGENCIES**

MRGCOG:

3/14/06

No comment.

12/7/05

No comment.

5/17/06

No comment.

AMAFCA:

3/13/06

No comment.

11/29/05

No comment

5/16/06

No comment

City Planning Department:

3/15/06

The Development Review Division of the Planning Department has reviewed the cases for April 5, 2006 and has no comment.

5/16/06

Development Services for the City has no adverse comment for the June hearing.

City Public Works:

Transp. Planning: No adverse comments.

Transp. Development:

3/15/06

No adverse comments.

5/8/06

No adverse comments.



Water Resources: No comment received

City Transit:

12/5/05  
No objection.

3/9/06  
No transit service is currently available in the area.  
No comments.

ABCWUA Utility Development Section:  
No comment received

City Environmental Health:  
No comment received

City Open Space:  
12/6/05  
For all cases for the January 4, 2006 hearing Open Space has no adverse comment.

5/3/06  
Regarding projects to be heard before the County Planning Commission on June 7, 2006,  
Open Space does not have any comments.

NM Department of Transportation:

3/9/06  
The property owner is required to obtain a driveway permit since the use of the property is  
changing from residential to commercial.

12/9/05  
-Access from the State Road will not be allowed because reasonable access is available  
from the side Street.

5/3/06  
Case Number: ZCSU 60002 Case description: Special Use Permit Location: 143 Old US 66  
East, Albuquerque Type of development (Residential/commercial): Commercial Possible  
Impacted NMDOT roadway(s): NM 333. Departments Comments: A driveway permit needs  
to be obtained from the NMDOT. The existing driveway will need to be converted into a  
commercial driveway for the new Therapeutic office.

Albuquerque Public School:  
No comment received

5/16/06  
The request for a special use permit for natural therapeutic offices located at Juan Road  
and East Highway 66 will have no adverse impacts to the APS district.

Village of Tijeras:  
No comment received

**NEIGHBORHOOD ASSOCIATIONS:**

East Mountains District 5 Coalition  
Monticello Neighborhood Association